

**MEMORANDUM
PLACER COUNTY COMMUNITY DEVELOPMENT AND RESOURCE
AGENCY**

TO: HONORABLE BOARD OF SUPERVISORS

FROM: Bob Martino, Acting Chief Building Official

DATE: August 22, 2006

SUBJECT: CONTRACT WITH COASTLAND CIVIL ENGINEERING, INC.

ACTION REQUESTED:

Approve a Resolution authorizing the Chief Building Official to enter into a contract with Coastland Civil Engineering, Inc. to provide inspection services for the Northstar Village Project.

BACKGROUND:

The building department provides a normal level of inspection services for building permits. This level of service involves responding to inspection requests as time permits during the course of the workday. This does not include after hours or weekends. Periodically a large project desires inspection services on a continuous basis, including after hours and weekends. Since the building department is not staffed to provide this level of service, qualified consulting firms are sought to provide such services. During the construction of the IntraWest project at Squaw Valley, a qualified consultant was approved for the inspection services. The consultant services are provided based on a contract between the county and the consultant, with provisions for payment for performance of services based on funds provided by the applicant.

DISCUSSION:

Northstar Village is a large project located in the severe climate region of the county. Through our current Request for Proposal approved by your Board the building department has utilized a qualified outside plan review consultant, Coastland Civil Engineering, to perform both a preliminary and regular building code plan reviews on this project. That approval did not include inspection services.

Because of the challenges in providing inspection services for large projects in the heavy snow areas, where construction timeframes are often limited by the short building season of summer months, and challenged by the cold and snowy winters, both the applicant the building department foresee the need for a qualified consultant to be retained and paid for by the applicant to provide inspection services. At the request of Northstar Village, the building department has evaluated the qualifications of Coastland Civil Engineering Inc. Coastland is a consulting firm and based on their organizational structure, professional qualifications, references, and insurance, the building

department finds that this firm meets the standard requirements needed to provide the needed level of inspection services.

FISCAL IMPACT:

The County Code prescribes fees to provide for normal inspection services, and on large projects it requires the deposit of additional funds to handle extra inspections. It is anticipated the deposit in this case will be placed in a special fund to be released as payment requests from the consultant are processed and approved. The basic building permit fee will cover the cost incurred by the department to oversee the contract and the administrative costs associated with processing of payments and documentation. Northstar Village will be responsible for all costs associated with the consultant inspection services including the deposit noted above and any additional costs that may be incurred. As such, this will have no fiscal impact on the county.

RECOMMENDATION:

Approve the attached Resolution authorizing the Chief Building Official to enter into a limited term contract with Coastland Civil Engineering Inc after such contract has been reviewed and approved by County Counsel. A copy of the proposed contract is on file with the Clerk of the Board.

ATTACHMENT:

Resolution

**BEFORE THE BOARD OF SUPERVISORS
COUNTY OF PLACER, STATE OF CALIFORNIA**

In the matter of:

Resol. No: _____

**A RESOLUTION AUTHORIZING THE CHIEF
BUILDING OFFICIAL TO ENTER INTO A
CONTRACT FOR INSPECTION SERVICES WITH
COASTLAND CIVIL ENGINEERING INC FOR
THE NORTHSTAR VILLAGE PROJECT.**

**The following Resolution was duly passed by the Board of Supervisor of the County of
Placer at a regular meeting held _____, by the following roll call:**

Ayes:

Noes:

Absent:

Signed and approved by me after its passage.

Chairman, Board of Supervisors

Attest:

Clerk of said Board

**BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF
PLACER, STATE OF CALIFORNIA, AS FOLLOWS:**

**1. WHEREAS, the County of Placer encompasses a variety of climatic zones and elevations
from near sea level to over 10,000 feet in elevation, including some of the heaviest snowfall
areas in the United States, all of which gives rise to the need for a variety of building
requirements especially applicable to the needs of each zone, and**

2. WHEREAS, the Northstar Village Project is located in some of the heaviest snowfall areas, and subject to the limitations of the short summer building season and the challenges of the harsh climate in the winter months, and

3. WHEREAS, the proposed construction schedule of the project could involve abnormal working hours and conditions not conducive to the work schedules of the building department staffing, and

4. WHEREAS, the Chief Building Official finds the proposed consultant, Coastland Civil Engineering Inc meets the requirements needed for providing inspections services and with the condition that the applicant Northstar Village will pay the full costs of such services,

NOW, THEREFORE, the Board of Supervisors of Placer County does hereby resolve that the Chief Building Official is authorized, upon concurrence by County Counsel, to enter into and administer including authority to terminate should the level of services provided be found to not be satisfactory, a limited term contract with Coastland Civil Engineering Inc for the purpose of building inspection services for the Northstar Village Project.